

SITE STATISTICS

Table with 2 columns: SITE STATISTICS- 234-250 KING E, MUNICIPAL ADDRESS: 234-250 KING E, TORONTO, ONTARIO; PROPOSED USE: MIXED-USE HIGH-RISE(43 STOREY WITH 4 LEVELS OF PARKING); SITE AREA: 1954 sqm/ 21033 sqf; ZONING CATEGORY: CRE(x41)

Table with columns: KING E TOWER, GCA, GFA (RES., RETAIL, TOTAL), AMENITY (INDOOR, OUTDOOR). Rows include P4, P3, P2, P1, PODIUM FLOOR 1-7, FLOOR 8-43, MECH.

Summary table with columns: GCA, GFA, AMENITY, FSI. Values: GCA 33286.9, GFA 558.4, AMENITY 1717.00, FSI 1.81.

Table with columns: LEVELS, PROPOSED BIKE, PROPOSED PARKING SPACE, TOTAL, 20% EVSE REQUIRED & PROVIDED. Rows include P1, P2, P3, P4, TOTAL, GRAND TOTAL, REQUIREMENT PER POLICY AREA 1, REDUCED PARKING REQUIREMENTS.

Table with columns: LOADING, PROPOSED, REQUIRED, TYPE G & C. Note: At ground floor.

UNIT MIX

Table with columns: UNIT MIX, ST, 1B, 1B+D, 2B, 2B+D, 3B, 3B+D, TOTAL. Rows include PODIUM FLOOR 1-7, FLOOR 8-43.

Table with columns: UNIT MIX BREAKDOWN, UNIT MIX, PERCENTAGE, BARRIER FREE. Values: 2, 195, 155, 81, 23, 51, 0, 507.

Table with columns: GREEN ROOF STATISTICS, TOTAL ROOF AREA, DEDUCTIONS, AREA OF RESIDENTIAL PRIVATE TERRACES, ROOFTOP OUTDOOR AMENITY SPACE.

Table with columns: BUILDING HEIGHTS, TOP OF 43 STYS, TOP OF MPH, 131.5M, 139.5 M.

OBC MATRIX

Table with columns: Item, Ontario Building Code Data Matrix Parts 3, OBC Reference. Rows include Project Description, Major Occupancy, Building Area, Gross Area, Number of Storey, Number of Streets/Fire Fighter Access, Building Classification, Sprinkler System, Standpipe, Fire Alarm, Water Service, High Building, Permitted Construction, Mezzanine, Occupant load, Barrier-free Design, Hazardous Substances, Required Fire Resistance Rating, Spatial Separation.

Ontario Building Code Data Matrix Parts 3 & 9, updated December 14, 2005

EMBLEM DEVELOPMENTS

4230- 77 KING STREET W, TORONTO, ON

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Table with columns: No., DESCRIPTION, DATE. Rows include REZONING, REZONING 2/SPA-1, REZONING 3/SPA-2, WITHOUT PREJUDICE SETTLEMENT.

ISSUES: The architect noted above has exercised responsible control with respect to design activities. The architect's seal number is the architect's BCDN.

Table with columns: Item, Ontario Building Code Data Matrix Parts 3, OBC Reference. Rows include Project Description, Major Occupancy, Building Area, Gross Area.

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Table with columns: Item, Ontario Building Code Data Matrix Parts 3, OBC Reference. Rows include Required Fire Resistance Rating, Hazardous Substances, Barrier-free Design.

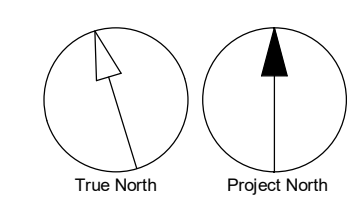
PRIME CONSULTANT: IBI GROUP, 55 St. Clair Avenue West, 7th Floor, Toronto, ON M4V 2Y7, Canada. Tel: 416 596 1930 Fax: 416 596 0644 ibigroup.com

PROJECT: 234-250 KING STREET EAST, TORONTO, ON

PROJECT NO: 126952, DRAWN BY: Author, CHECKED BY: Checker, SCALE: APPROVED BY: Approver

SHEET TITLE: SITE STATISTICS

SHEET NUMBER: A101, ISSUE: 4



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No.	DESCRIPTION	DATE
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2	REZONING 2/SPA-1	2021-06-18
3	REZONING 3/SPA-2	2021-10-18
4	WITHOUT PREJUDICE SETTLEMENT	2022-03-19

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PROJECT

234-250 KING STREET EAST
 TORONTO, ON

PROJECT NO:
126952

DRAWN BY:
Author

CHECKED BY:
Checker

SCALE:
1 : 300

APPROVED BY:
Approver

SHEET TITLE
CONTEXT PLAN AND TGS

SHEET NUMBER

A101a

ISSUE

4

TORONTO GREEN STANDARD V.3

Statistics Template - Toronto Green Standard Version 3.0
**Mid to High Rise Residential and all
 New Non-Residential Development**

The Toronto Green Standard Version 3.0 Statistics Template is submitted with Site Plan Control Applications and stand alone Zoning Bylaw Amendment applications. Complete the table and copy it directly onto the Site Plan submitted as part of the application.
 For Zoning Bylaw Amendment applications: complete General Project Description and Section 1.
 For Site Plan Control applications: complete General Project Description, Section 1 and Section 2.
 For further information, please visit www.toronto.ca/greendevlopment

General Project Description	Proposed
Total Gross Floor Area	33845.3
Breakdown of project components (m ²)	
Residential	33286.9
Retail	558.4
Commercial	0
Industrial	0
Institutional/Other	0
Total number of residential units	507

Section 1: For Stand Alone Zoning Bylaw Amendment Applications and Site Plan Control Applications

Automobile Infrastructure	Required	Proposed	Proposed %
Number of Parking Spaces	116	116	100
Number of parking spaces dedicated for priority LEV parking	92	92	100
Number of parking spaces with EVSE	24	24	100

Cycling Infrastructure	Required	Proposed	Proposed %
Number of long-term bicycle parking spaces (residential)	458	458	100
Number of long-term bicycle parking spaces (all other uses)			
Number of long-term bicycle parking (all uses) located on:			
a) first storey of building			
b) second storey of building			
c) first level below-ground	458	458	100
d) second level below-ground			
e) other levels below-ground			

Statistics Template - Toronto Green Standard Version 3.0
**Mid to High Rise Residential and all
 New Non-Residential Development**

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (residential)	0	52	100
Number of short-term bicycle parking spaces (all other uses)	0	0	
Number of male shower and change facilities (non-residential)	0	0	
Number of female shower and change facilities (non-residential)	0	0	

Tree Planting & Soil Volume	Required	Proposed	Proposed %
Total Soil Volume (40% of the site area + 66 m ³ x 30 m ³)	355.3m ³	404.9m ³	114%

Section 2: For Site Plan Control Applications

Cycling Infrastructure	Required	Proposed	Proposed %
Number of short-term bicycle parking spaces (all uses) at-grade or on first level below grade	51	51	100

UH1 Non-roof Hardscape	Required	Proposed	Proposed %
Total non-roof hardscape area (m ²)		242m ²	
Total non-roof hardscape area treated for Urban Heat Island (minimum 50%) (m ²)	50%	242m ²	100%
Area of non-roof hardscape treated with: (indicate m ²)			
a) high-albedo surface material		242m ²	
b) open-grid pavement			
c) shade from tree canopy			
d) shade from high-albedo structures			
e) shade from energy generation structures			
Percentage of required car parking spaces under cover (minimum 75%)(non-residential only)			

Green & Cool Roofs	Required	Proposed	Proposed %
Available Roof Space (m ²)		931	
Available Roof Space provided as Green Roof (m ²)	560	560	100
Available Roof Space provided as Cool Roof (m ²)			
Available Roof Space provided as Solar Panels (m ²)			

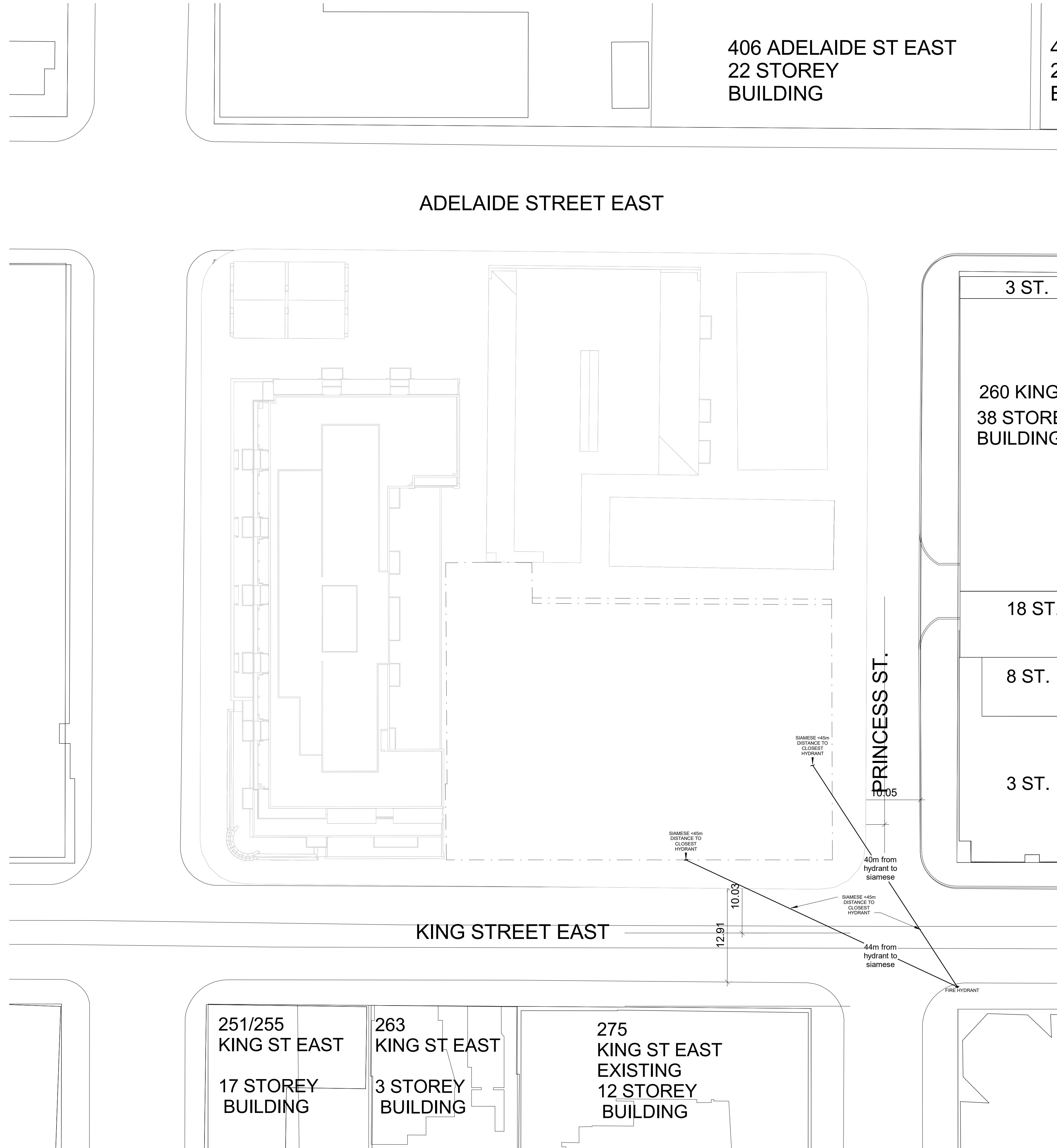
Statistics Template - Toronto Green Standard Version 3.0
**Mid to High Rise Residential and all
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Water Efficiency	Required	Proposed	Proposed %
Total landscaped site area (m ²)		88m ²	
Landscaped site area planted with drought-tolerant plants (minimum 50% (m ² and %) (if applicable))	50%	67m ²	76%

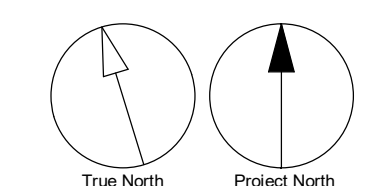
Tree Planting Areas & Soil Volume	Required	Proposed	Proposed %
Total site area (m ²)	1954 m ²		
Total Soil Volume (40% of the site area + 66 m ³ x 30 m ³)	355.3	404.9	114%
Total number of planting areas (minimum of 30m ² soil)		4	
Total number of trees planted		10	
Number of surface parking spaces (if applicable)	NA		
Number of shade trees located in surface parking area interior (minimum 1 tree for 5 parking spaces)	NA		

Native and Pollinator Supportive Species	Required	Proposed	Proposed %
Total number of plants		443	
Total number of native plants and % of total plants (min.50%)	50%	260	59%

Bird Friendly Glazing	Required	Proposed	Proposed %
Total area of glazing of all elevations within 15m above grade (including glass balcony railings)		1462.86	
Total area of treated glazing (minimum 85% of total area of glazing within 12m above grade) (m ²)	1220.67	1436.09	98.17
Percentage of glazing within 15m above grade treated with:			
a) Low reflectance opaque materials			5.32
b) Visual markers			76.40
c) Shading			18.28



1 SITE CONTEXT
 A101a Scale: 1 : 300



*For grading and drainage refer to WSP drawing #SG1 & SS1 dated: MARCH/2021

230 KING STREET EAST
17 STOREY BUILDING

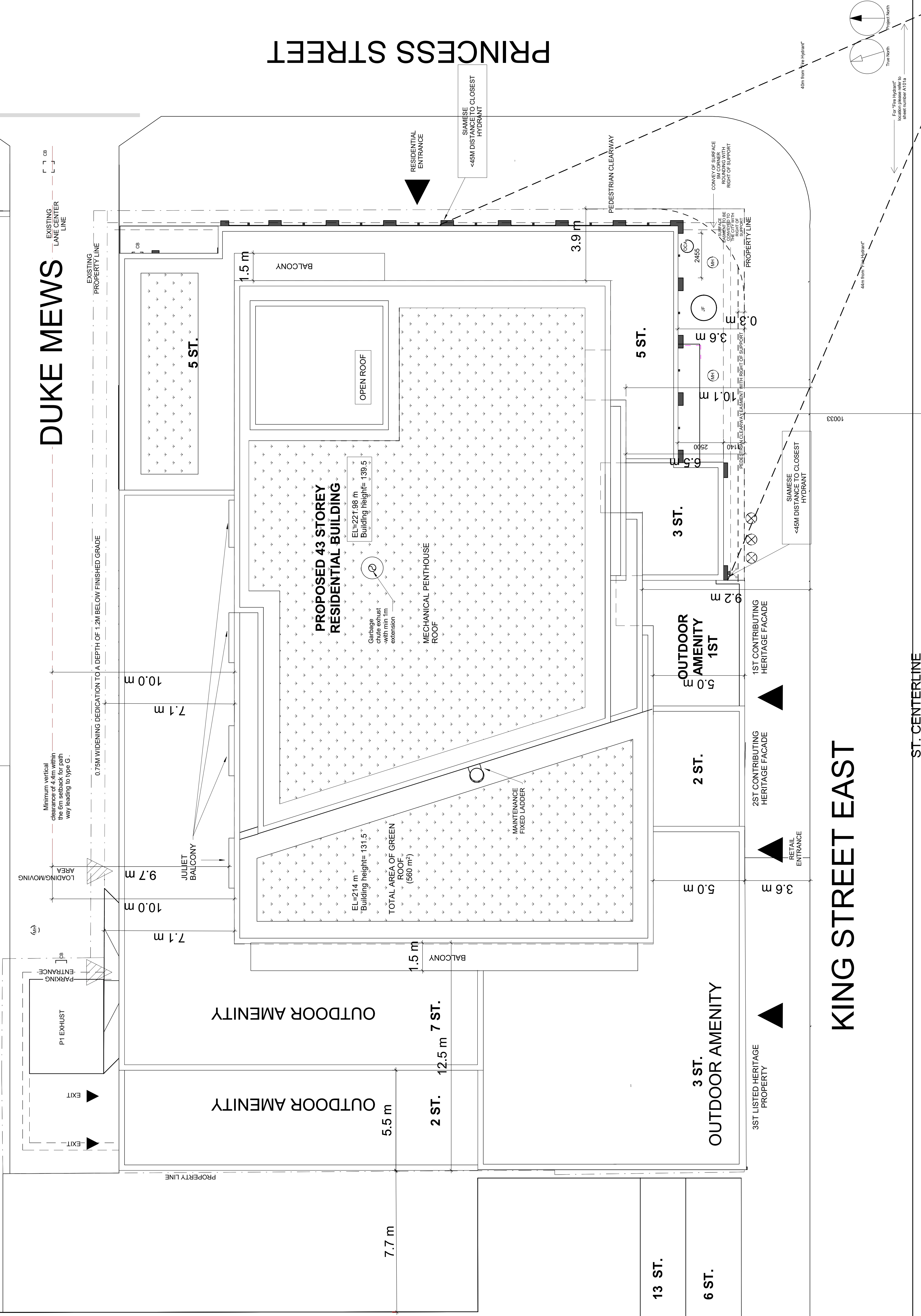
HERITAGE PRINCESS STREET
4 1/2 STOREY BUILDING

DUKE MEWS

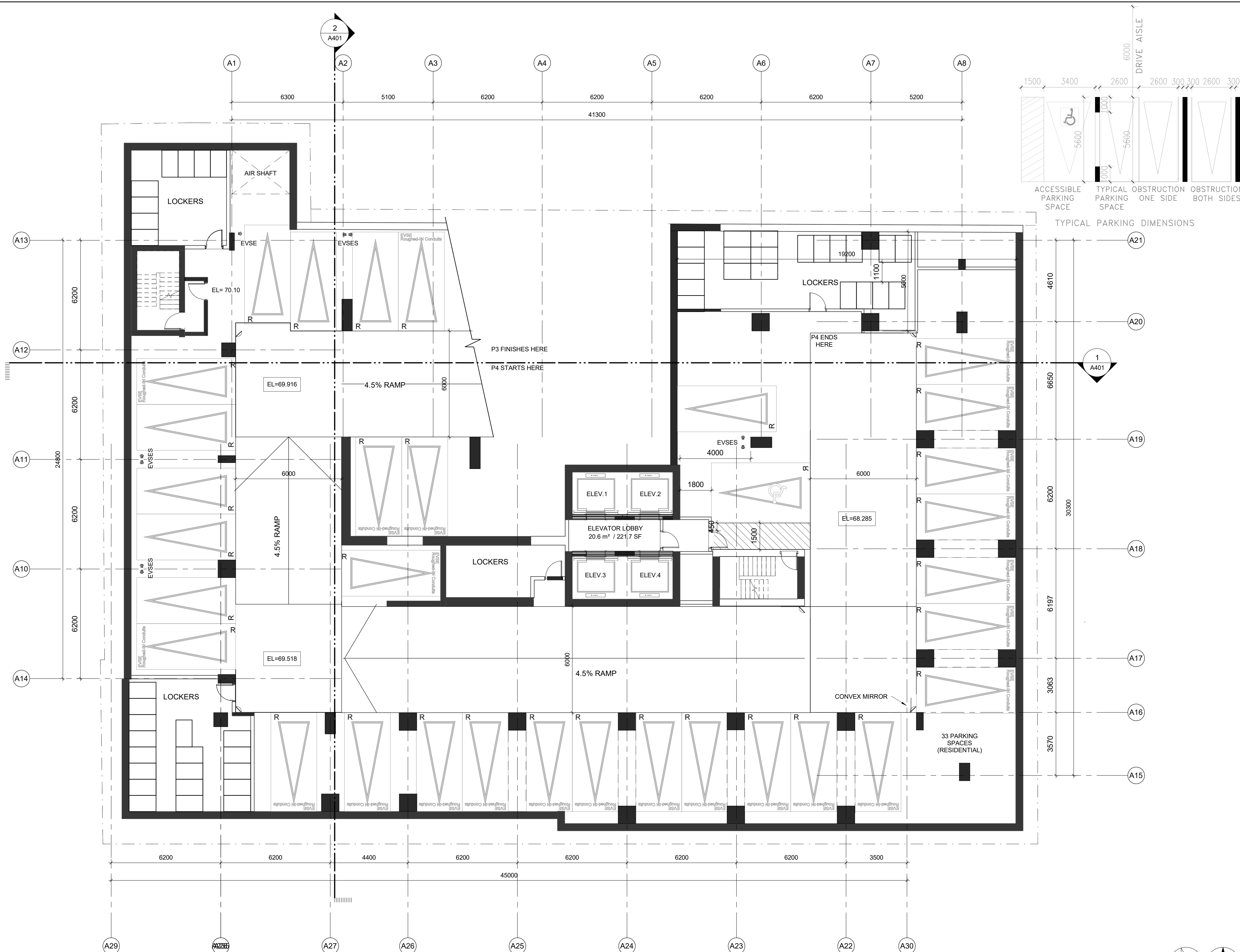
PRINCESS STREET

KING STREET EAST

ST. CENTERLINE



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ISSUES	NO.	DESCRIPTION	DATE
	1	REVISIONS	2020-11-30
	2	REVISIONS	2021-06-18
	3	REVISIONS	2021-06-18
	4	REVISIONS	2021-10-18
		WITHDRAWN	2022-03-19
		SETTLEMENT	
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PROJECT 234-250 KING STREET EAST TORONTO, ON			
PROJECT NO.: 126952		CHECKED BY: SS	
DRAWN BY: JV		APPROVED BY: MK	
SCALE: 1:100		APPROVED BY: MK	
SHEET TITLE SITE PLAN/ROOF PLAN			
SHEET NUMBER	A102	ISSUE	4



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 - SHORING: GROUNDED ENGINEERING
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 - SITE SERVICING: WSP GROUP
 - ENERGY MODELLING: ENVA
 - STRUCTURAL: RJC ENGINEERS
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 - HERITAGE RETENTION: FACET GROUP
 - WASTE MANAGEMENT: GHD CORPORATE
 - LIGHTING: MULVEY & BANANI



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 TORONTO, ON

PROJECT NO:
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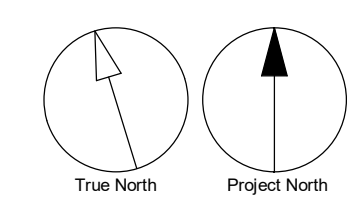
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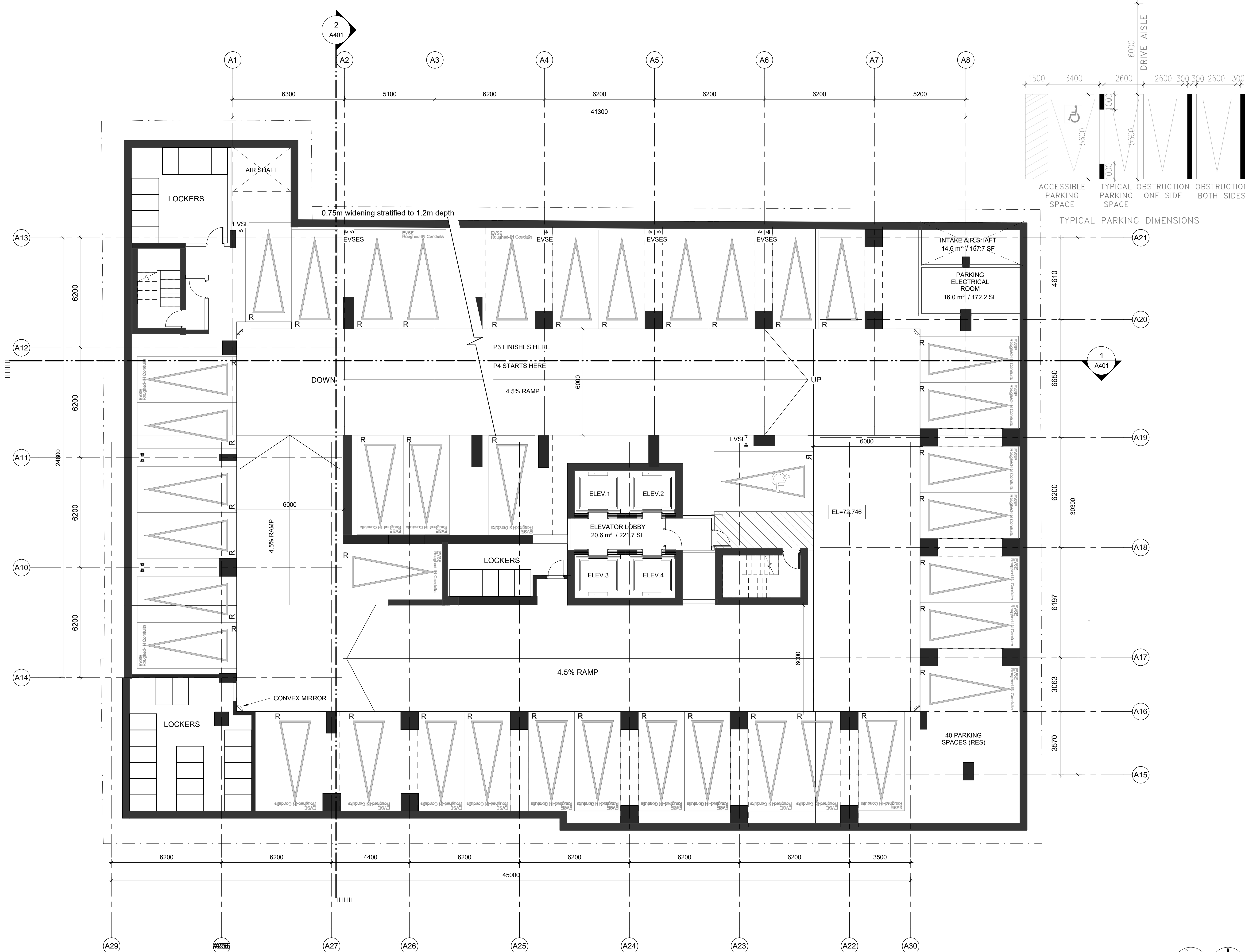
SHEET TITLE
 P4 FLOOR PLAN

SHEET NUMBER
 A150

ISSUE
 4



SCALE CHECK 1/1



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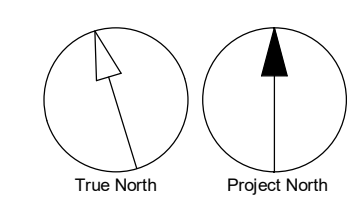
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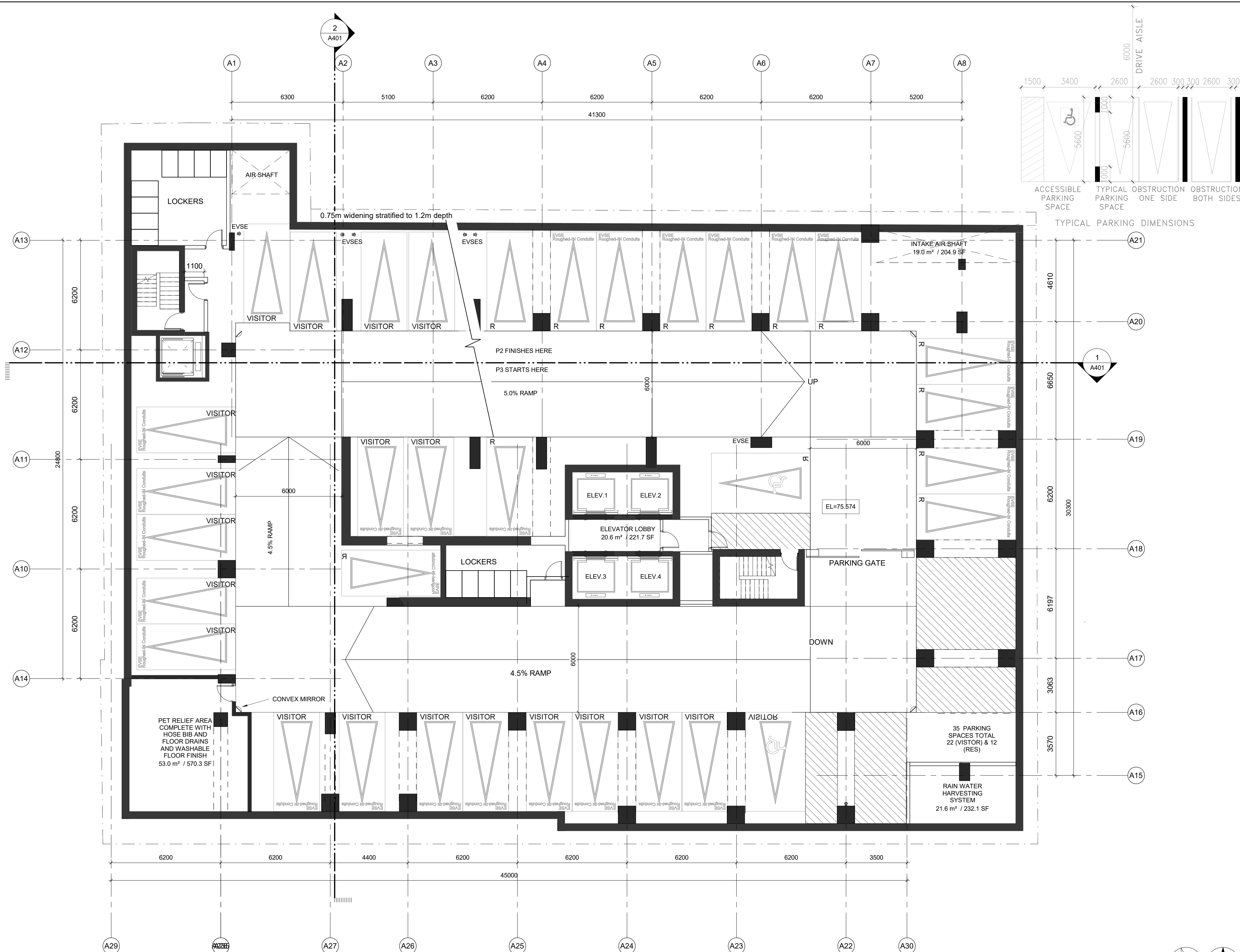
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SHEET TITLE
 P3 FLOOR PLAN

SHEET NUMBER A151 **ISSUE** 4



SCALE CHECK 1/1



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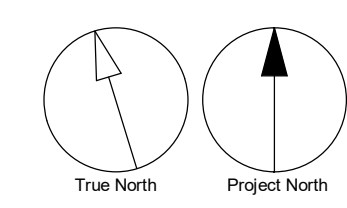
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 TORONTO, ON

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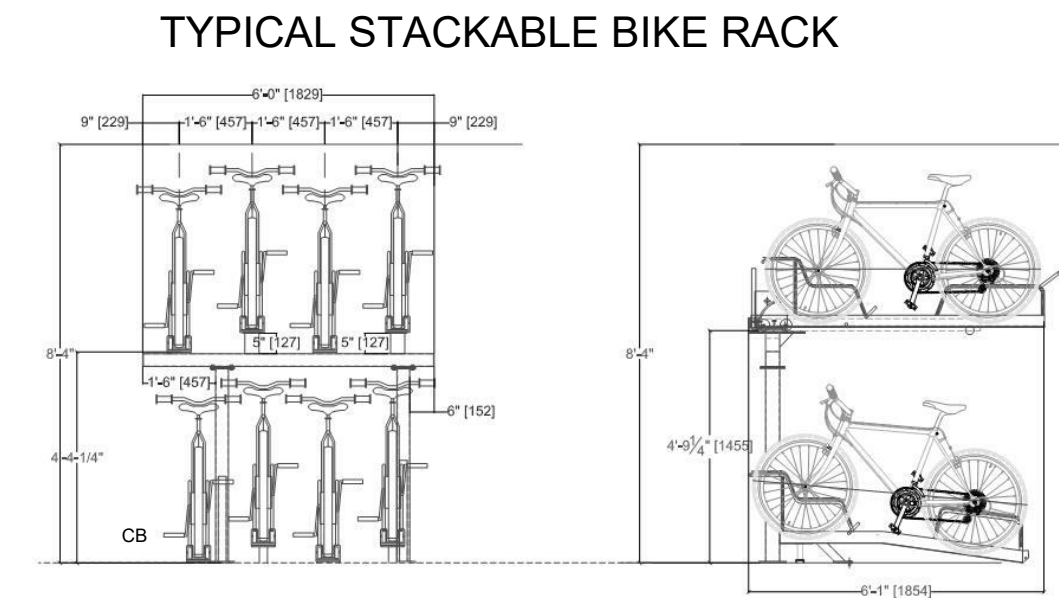
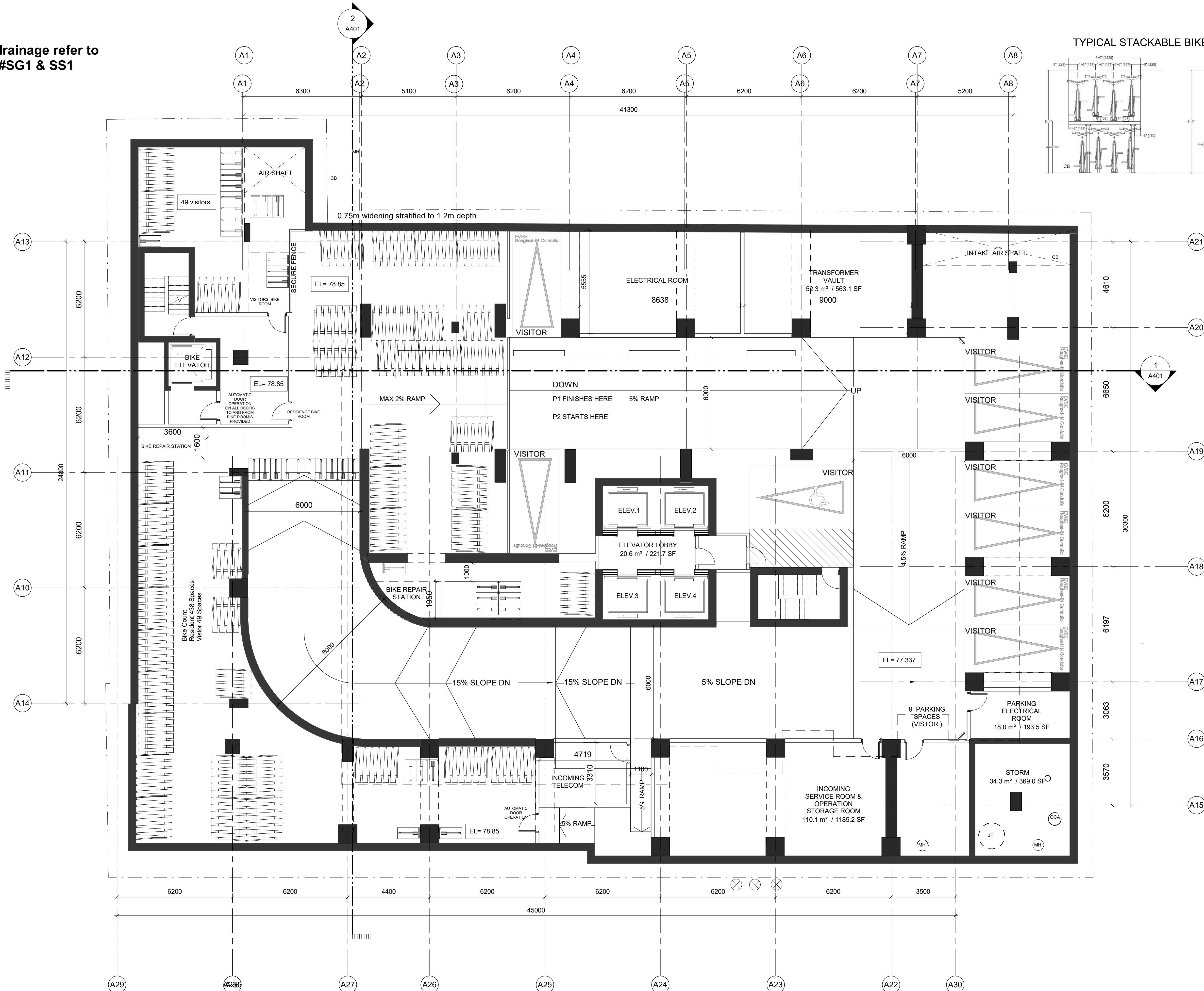
SHEET TITLE
 P2 FLOOR PLAN

SHEET NUMBER A152 **ISSUE** 4



SCALE CHECK 1/16

*For grading and drainage refer to WSP drawing #SG1 & SS1



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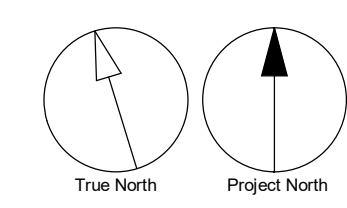
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PROJECT
234-250 KING STREET EAST
TORONTO, ON

PROJECT NO: 126952
DRAWN BY: JV
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SCALE: 1:100
APPROVED BY: MK

SHEET TITLE
P1 FLOOR PLAN

SHEET NUMBER **A153** **ISSUE** **4**



SCALE CHECK 1/16

*For grading and drainage refer to
WSP drawing #SG1 & SS1
dated: MARCH/2021

*For landscape drawing refer to
JRSTUDIO drawing #L100 & L101

HERITAGE PRINCESS STREET
4 1/2 STOREY BUILDING

EMBLEM DEVELOPMENTS

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4	WITHOUT PREJUDICE SETTLEMENT	2022-03-19

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HERITAGE: ERA ARCHITECTS INC.
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SHORING: GROUNDED ENGINEERING
GEOTECHNICAL & ENVIRONMENTAL ENGINEER: WSP GROUP
SITE SERVICING: WSP GROUP
ENERGY MODELLING: ENVA
STRUCTURAL: RJC ENGINEERS
LANDSCAPE ARCHITECT: JANET ROSENBERG & STUDIO
ARBORIST: KUNTZ FORESTRY CONSULTING LTD
SURVEYOR: JD BARNES LTD
BUILDING CODE: MGA
HERITAGE RETENTION: FACET GROUP
WASTE MANAGEMENT: GHD CORPORATE
LIGHTING: MULVEY & BANANI



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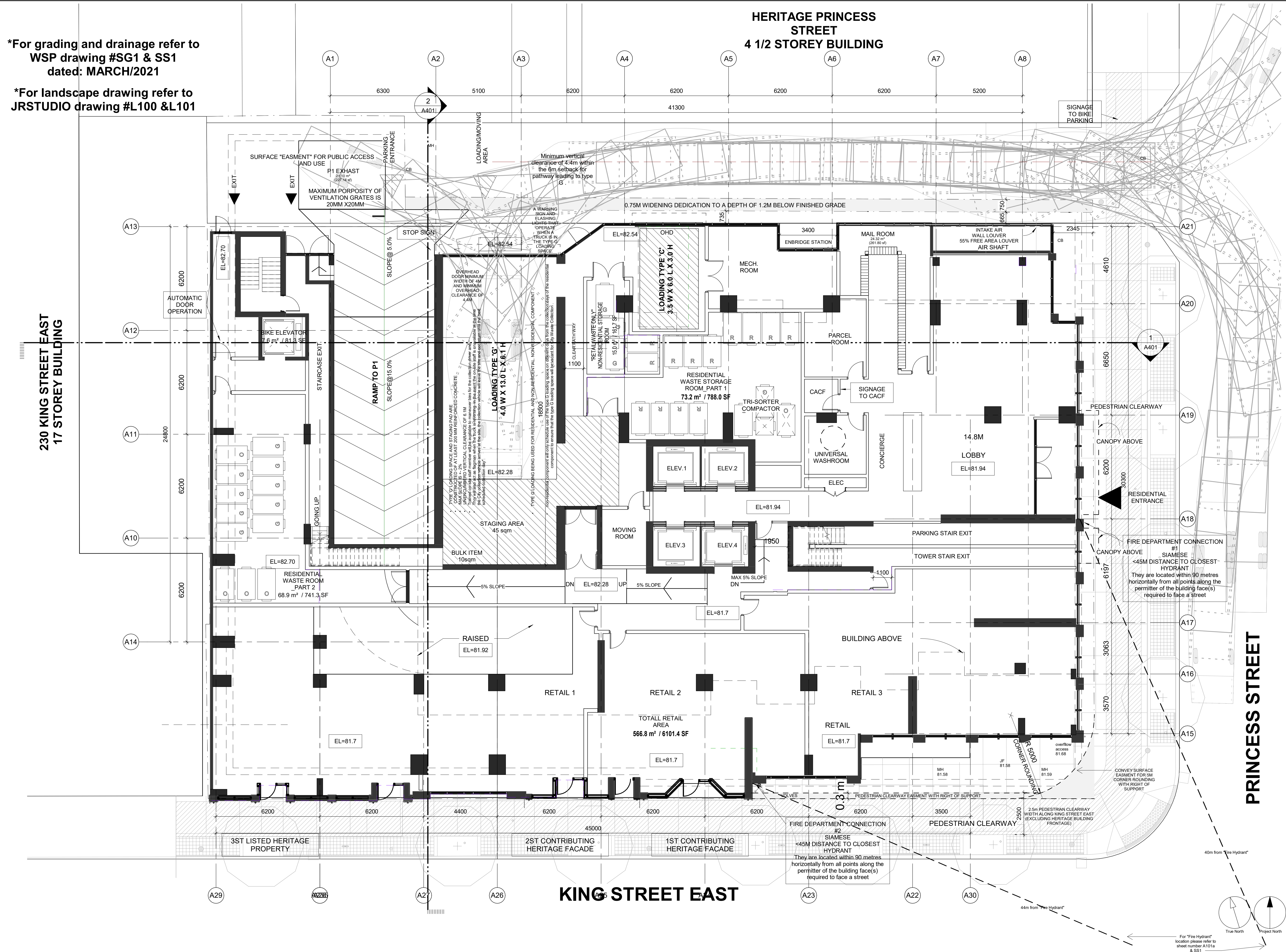
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PROJECT
234-250 KING STREET EAST
TORONTO, ON

PROJECT NO: 126952
DRAWN BY: JV
SCALE: 1:100
SHEET TITLE: GROUND FLOOR PLAN

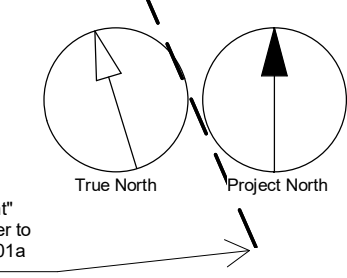
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DRAWN BY: JV
SCALE: 1:100
SHEET TITLE: GROUND FLOOR PLAN

SHEET NUMBER: A201
ISSUE: 4



PRINCESS STREET

KING STREET EAST



SCALE CHECK
1/16

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 GEOTECHNICAL & ENVIRONMENTAL ENGINEER: WSP GROUP
 SITE SERVICING: WSP GROUP
 ENERGY MODELLING: ENVA
 STRUCTURAL: RJC ENGINEERS
 LANDSCAPE ARCHITECT: JANET ROSENBERG & STUDIO
 ARBORIST: KUNTZ FORESTRY CONSULTING LTD
 SURVEYOR: JD BARNES LTD
 BUILDING CODE: MGA
 HERITAGE RETENTION: FACET GROUP
 WASTE MANAGEMENT: GHD CORPORATE
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PROJECT NO:
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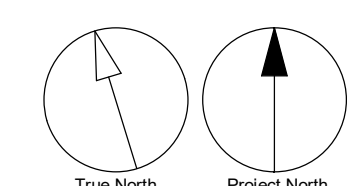
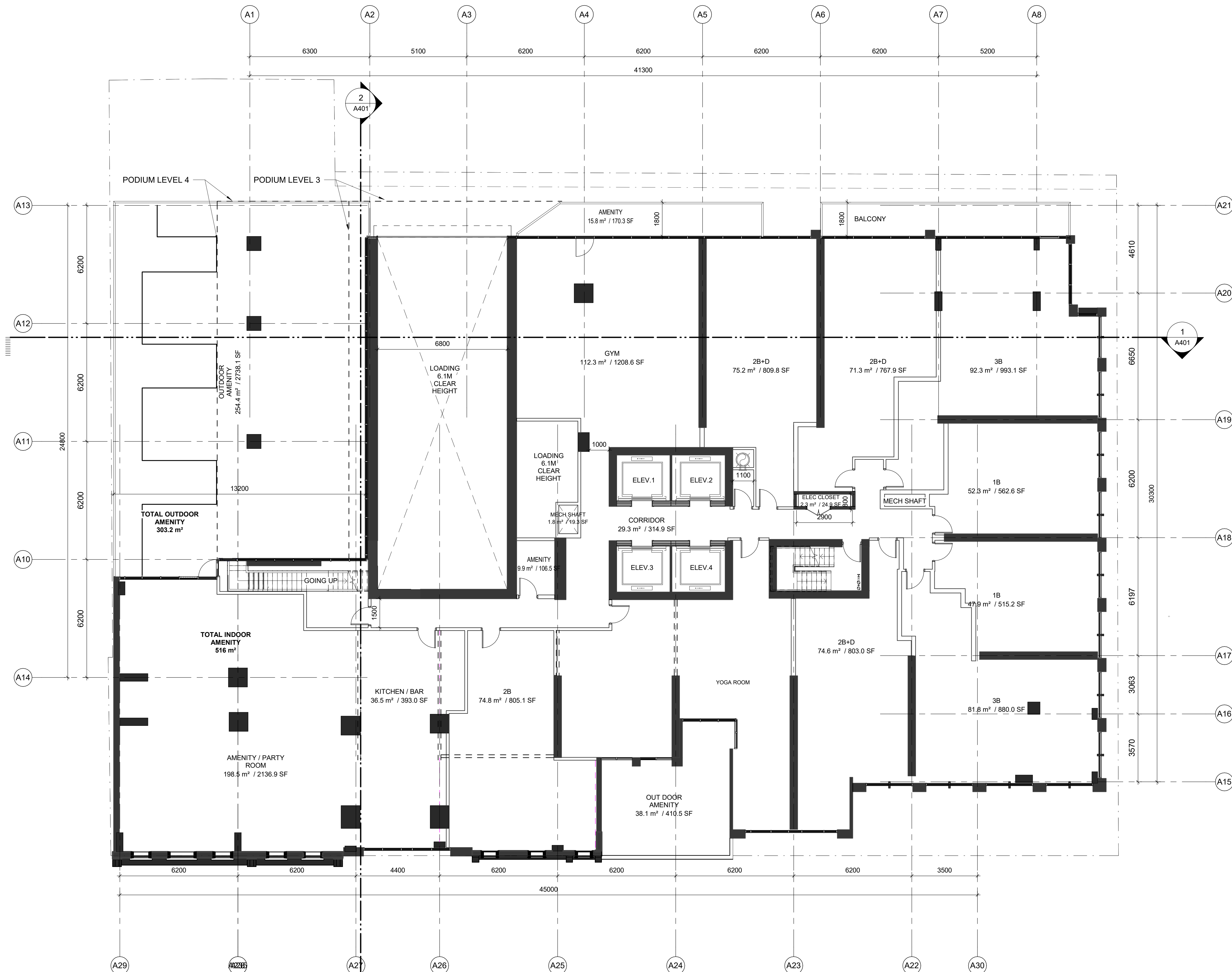
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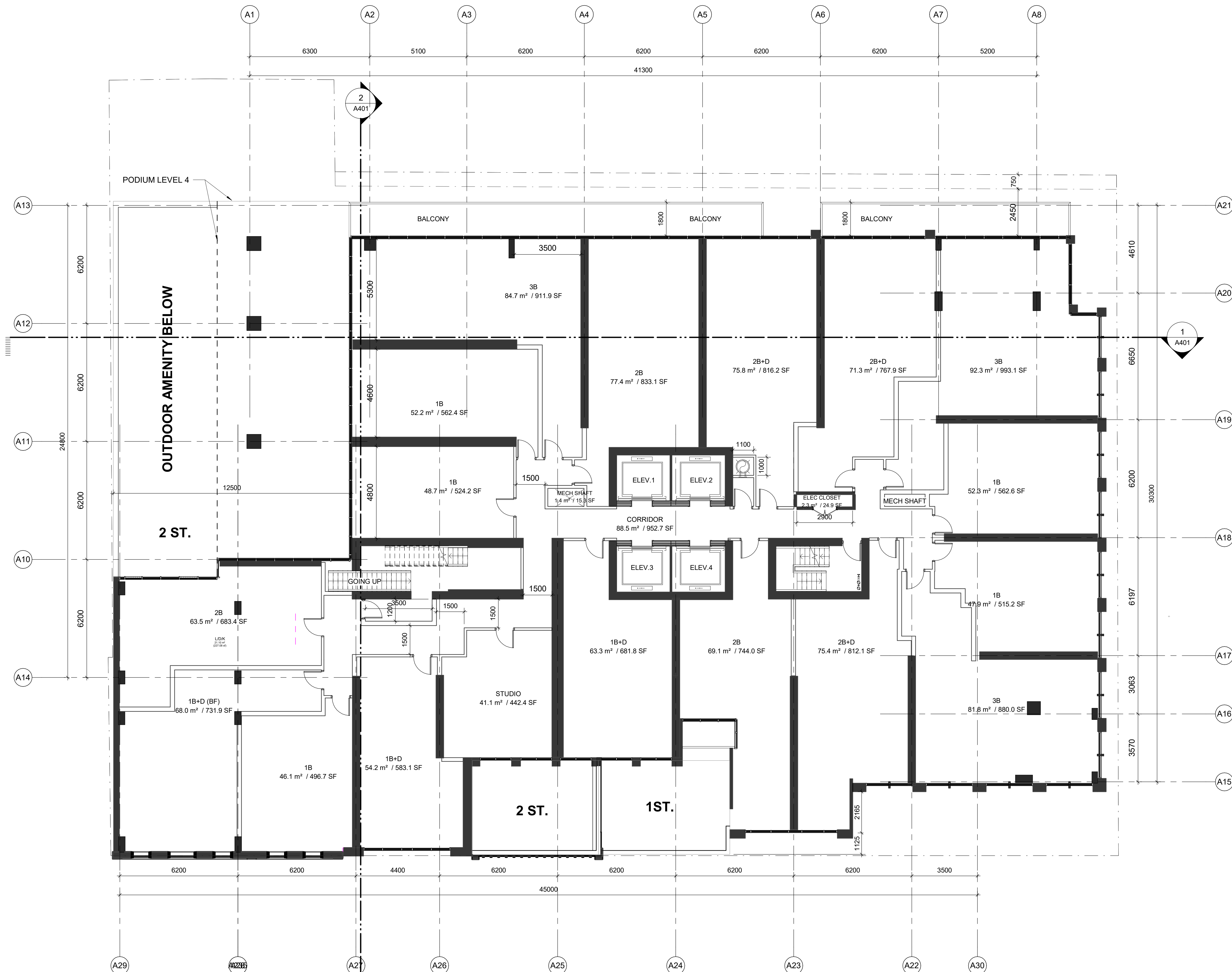
SHEET TITLE

PODIUM FLOOR 2

SHEET NUMBER A202 **ISSUE** 3



SCALE CHECK 1/1" = 1'-0"



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 - ACOUSTICAL: COULTER JE ASSOCIATES LTD
 - WIND ENGINEER: GRADIENT
 - HERITAGE: ERA ARCHITECTS INC
 - ELECTRICAL & MECHANICAL: THE HDI GROUP
 - SHORING: GROUNDED ENGINEERING
 - GEOTECHNICAL & ENVIRONMENTAL ENGINEER: WSP GROUP
 - SITE SERVICING: WSP GROUP
 - ENERGY MODELLING: ENVA
 - STRUCTURAL: RJC ENGINEERS
 - LANDSCAPE ARCHITECT: JANET ROSENBERG & STUDIO
 - ARBORIST: KUNTZ FORESTRY CONSULTING LTD
 - SURVEYOR: JD BARNES LTD
 - BUILDING CODE: MGA
 - HERITAGE RETENTION: FACET GROUP
 - WASTE MANAGEMENT: GHD CORPORATE
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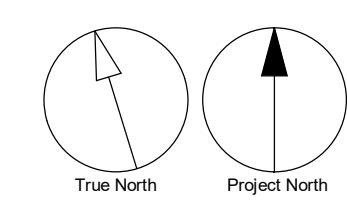
PROJECT NO:
 126952

DRAWN BY: JV **CHECKED BY:** SS

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SHEET TITLE
 PODIUM FLOOR 3

SHEET NUMBER A203 **ISSUE** 4



SCALE CHECK
 1/1"

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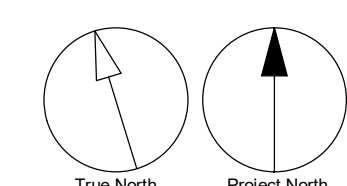
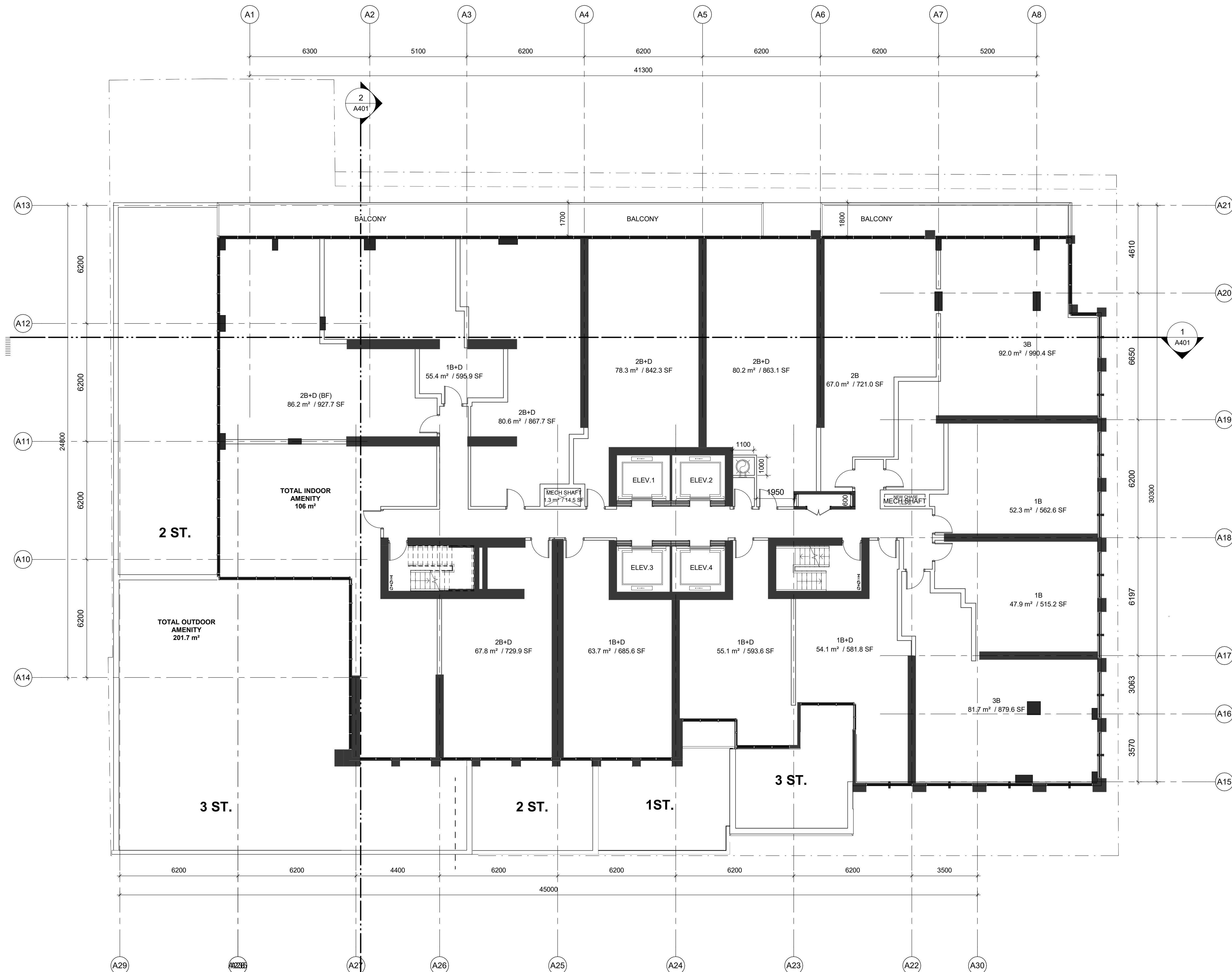
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SHEET TITLE

PODIUM FLOOR 4

SHEET NUMBER A204 **ISSUE** 4



SCALE CHECK 1/16

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 SURVEYOR: JD BARNES LTD
 BUILDING CODE: MGA
 HERITAGE RETENTION: FACET GROUP
 WASTE MANAGEMENT: GHD CORPORATE
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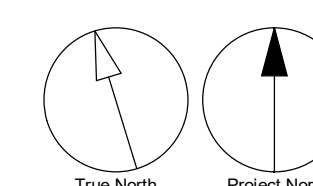
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PROJECT
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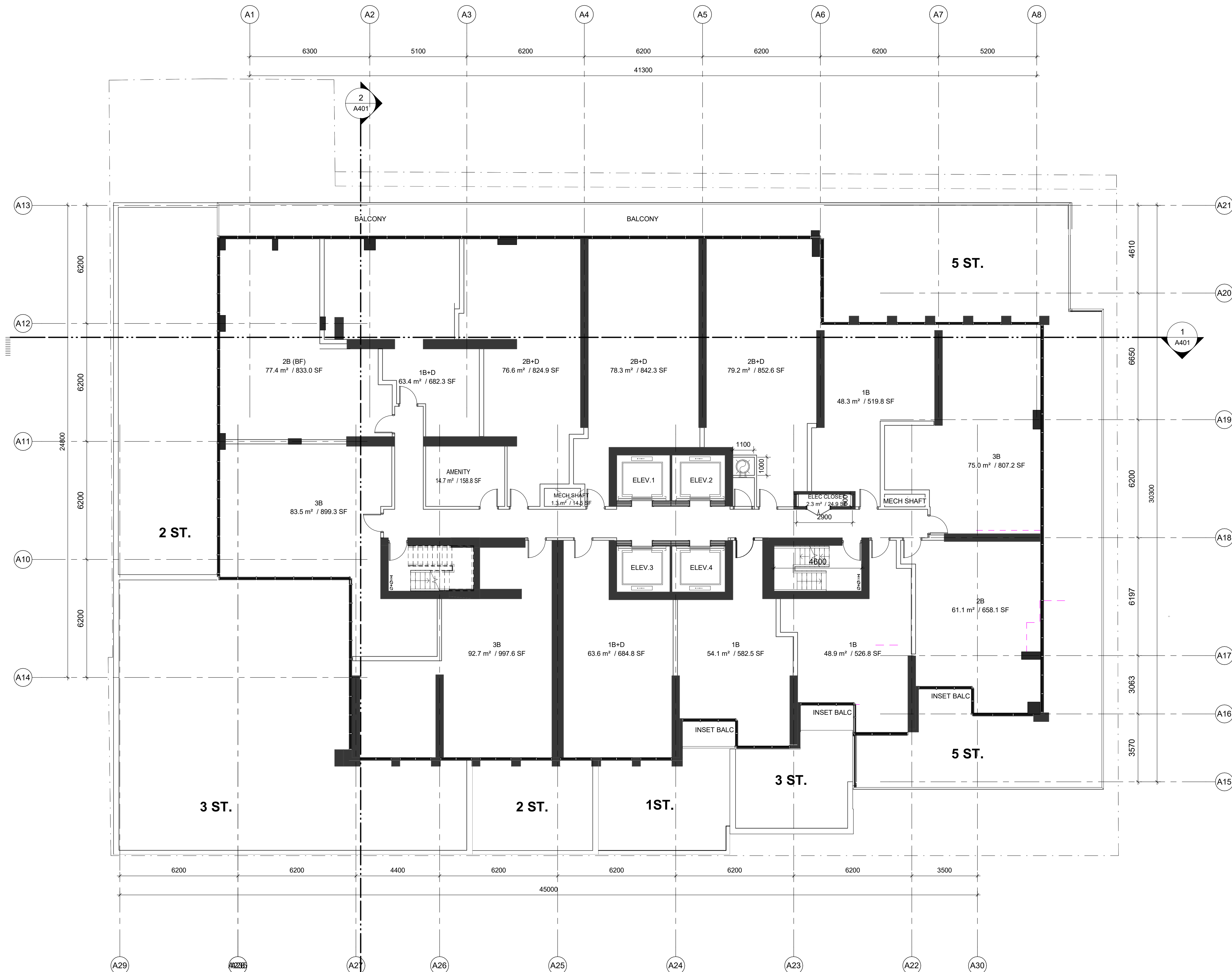
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SCALE: 1:100 **APPROVED BY:** MK

SHEET TITLE
 PODIUM FLOOR 5

SHEET NUMBER A205 **ISSUE** 4



SCALE CHECK 1/1"



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 - WIND ENGINEER: GRADIENT
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 - SITE SERVICING: WSP GROUP
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 - STRUCTURAL: RJC ENGINEERS
 - LANDSCAPE ARCHITECT: JANET ROSENBERG & STUDIO
 - ARBORIST: KUNTZ FORESTRY CONSULTING LTD
 - SURVEYOR: JD BARNES LTD
 - BUILDING CODE: MGA
 - HERITAGE RETENTION: FACET GROUP
 - WASTE MANAGEMENT: GHD CORPORATE
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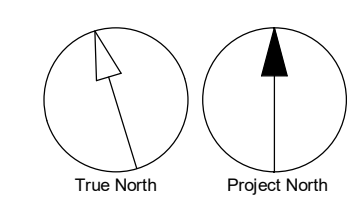
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SHEET TITLE
 PODIUM FLOOR 6

SHEET NUMBER A206 **ISSUE** 4



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 HERITAGE: ERA ARCHITECTS INC
 ELECTRICAL & MECHANICAL: THE HDI GROUP
 SHORING: GROUNDED ENGINEERING
 GEOTECHNICAL & ENVIRONMENTAL ENGINEER: WSP GROUP
 SITE SERVICING: WSP GROUP
 ENERGY MODELLING: ENVA
 STRUCTURAL: RJC ENGINEERS
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 HERITAGE RETENTION: FACET GROUP
 WASTE MANAGEMENT: GHD CORPORATE
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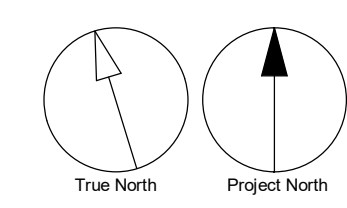
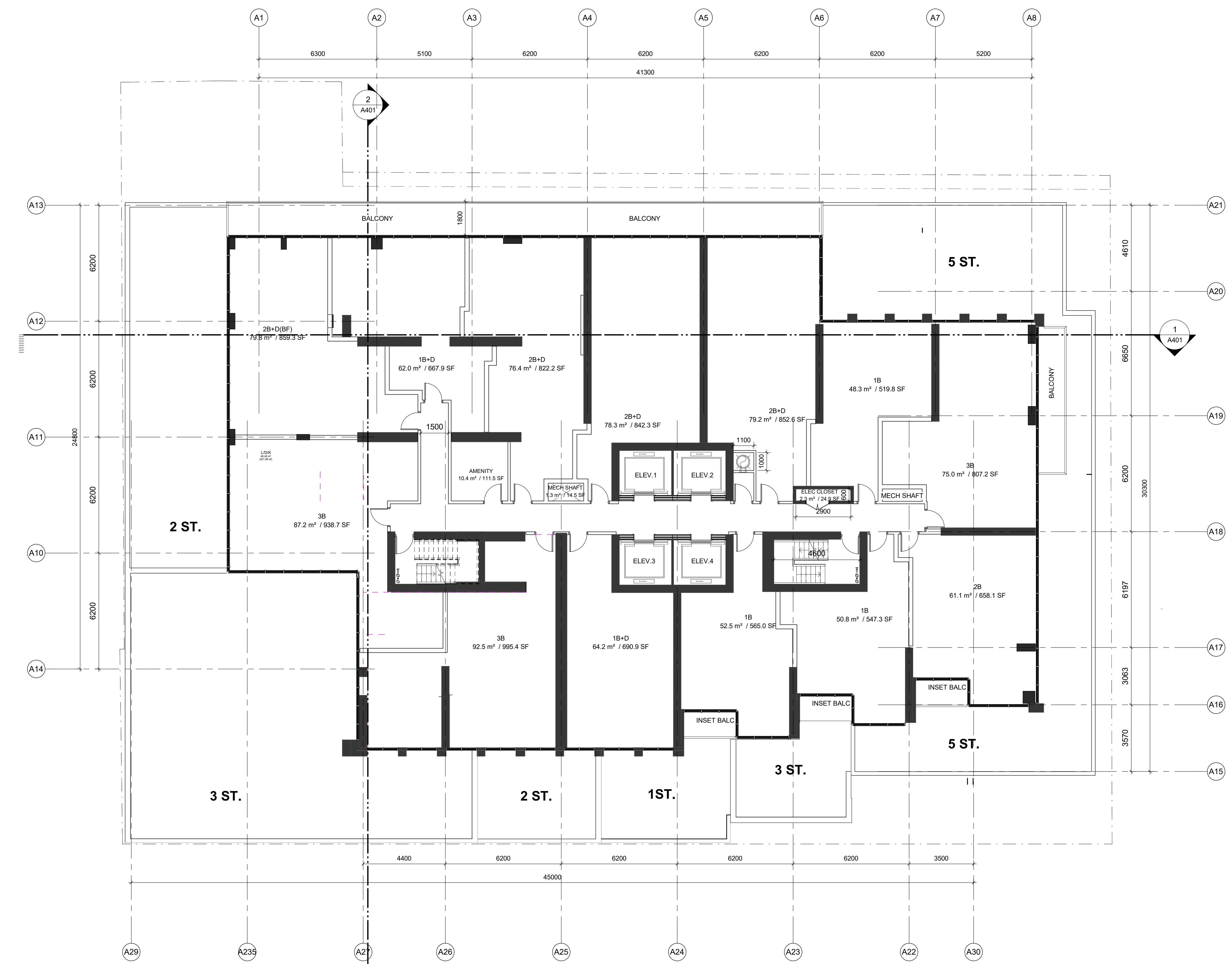
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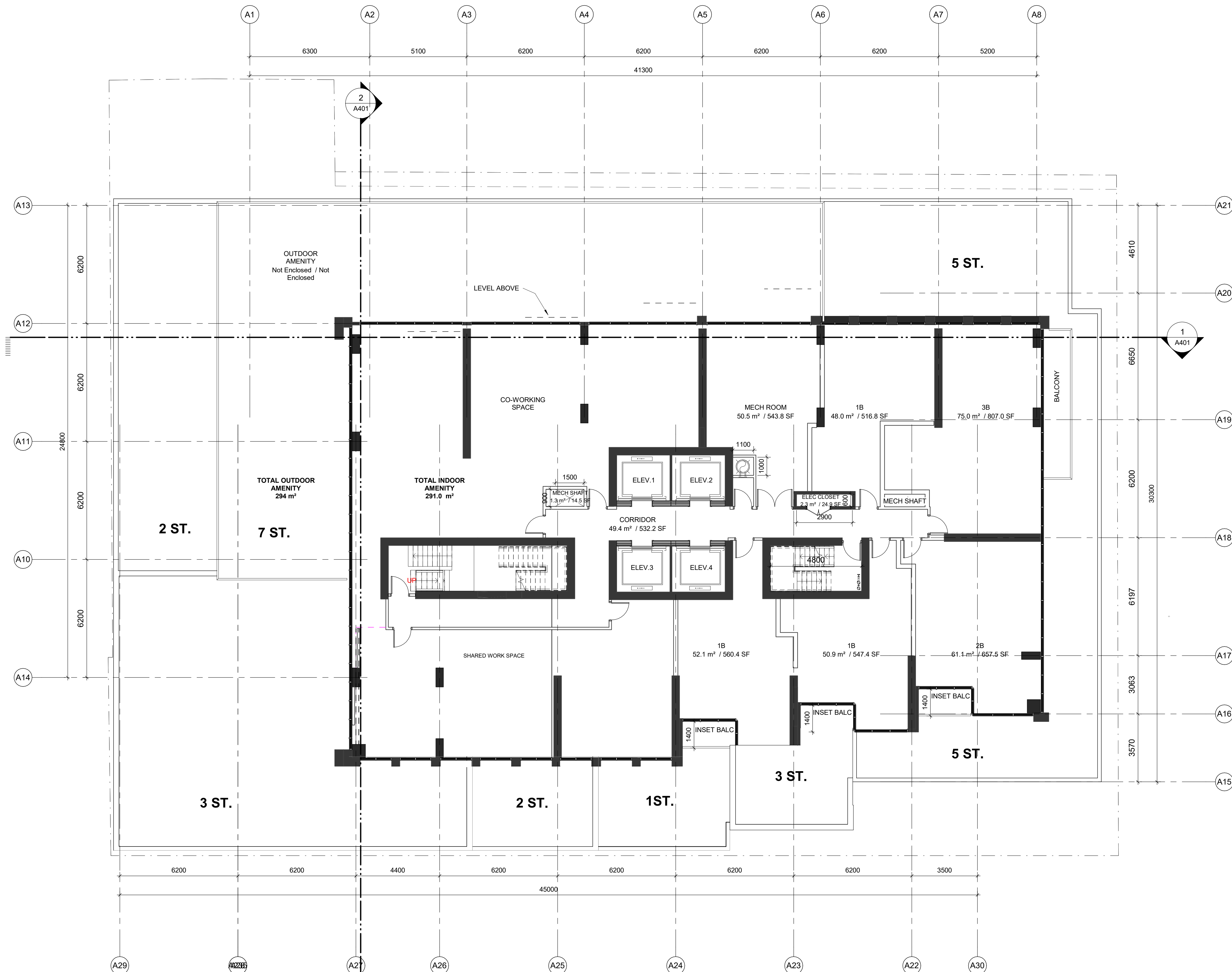
SHEET TITLE

PODIUM FLOOR 7

SHEET NUMBER A207 **ISSUE** 4



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 - TRANSPORTATION: BA GROUP
 - ACOUSTICAL: COULTER JE ASSOCIATES LTD
 - WIND ENGINEER: GRADIENT
 - HERITAGE: ERA ARCHITECTS INC
 - ELECTRICAL & MECHANICAL: THE HDI GROUP
 - SHORING: GROUNDED ENGINEERING
 - GEOTECHNICAL & ENVIRONMENTAL ENGINEER: WSP GROUP
 - SITE SERVICING: WSP GROUP
 - ENERGY MODELLING: ENVA
 - STRUCTURAL: RJC ENGINEERS
 - LANDSCAPE ARCHITECT: JANET ROSENBERG & STUDIO
 - ARBORIST: KUNTZ FORESTRY CONSULTING LTD
 - SURVEYOR: JD BARNES LTD
 - BUILDING CODE: MGA
 - HERITAGE RETENTION: FACET GROUP
 - WASTE MANAGEMENT: GHD CORPORATE
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PROJECT NO:
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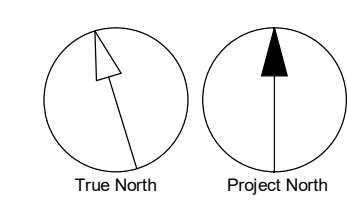
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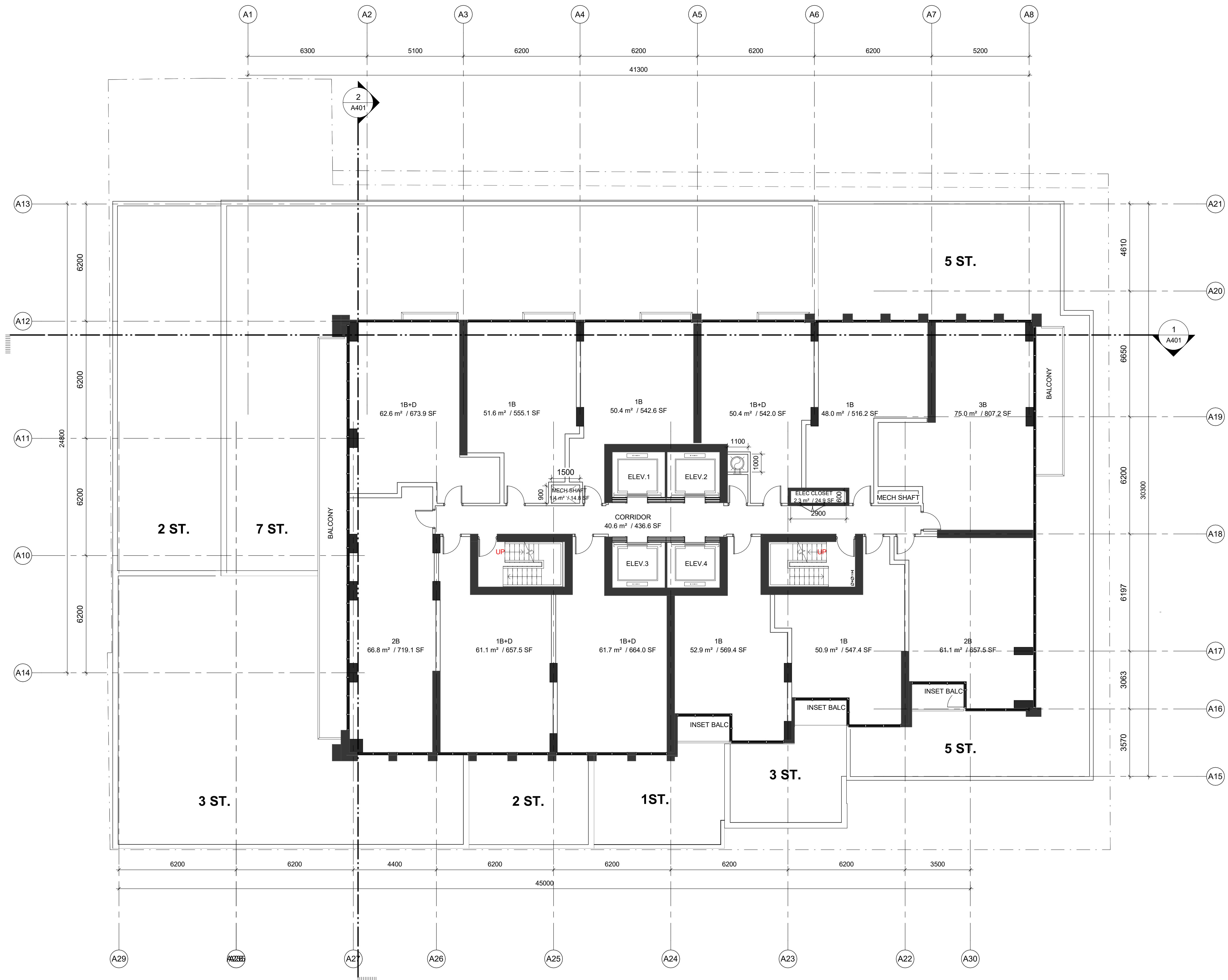
SHEET TITLE

FLOOR 8

SHEET NUMBER **A208** **ISSUE** **4**



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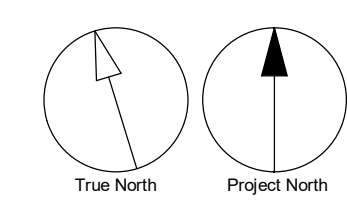
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PROJECT
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 TORONTO, ON

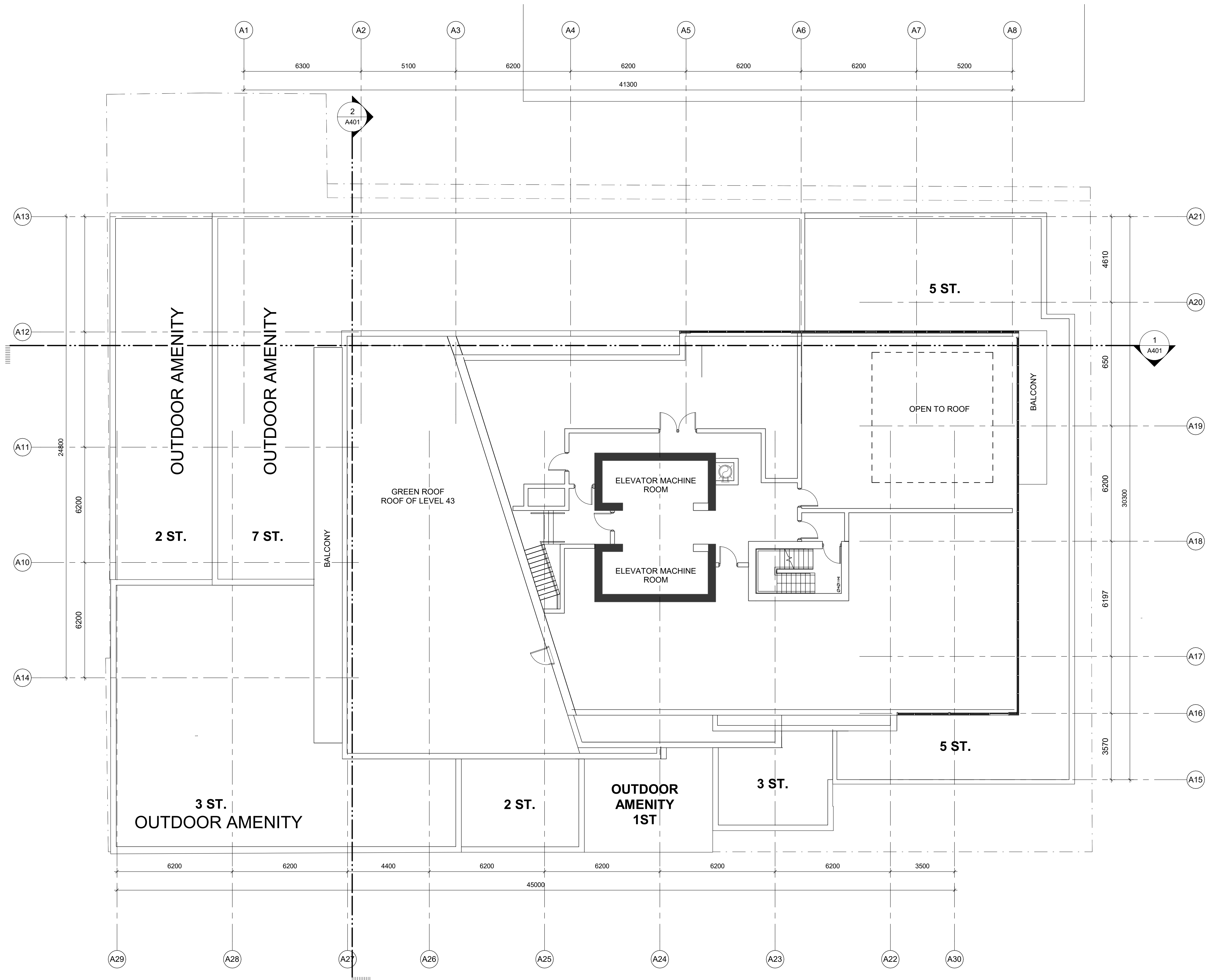
PROJECT NO:
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CHECKED BY: SS
SCALE: 1:100
APPROVED BY: MK

SHEET TITLE
 FLOOR 09 - 42

SHEET NUMBER A211 **ISSUE** 4



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 - WIND ENGINEER: GRADIENT
 - HERITAGE: ERA ARCHITECTS INC
 - ELECTRICAL & MECHANICAL: THE HDI GROUP
 - SHORING: GROUNDED ENGINEERING
 - GEOTECHNICAL & ENVIRONMENTAL ENGINEER: WSP GROUP
 - SITE SERVICING: WSP GROUP
 - ENERGY MODELLING: ENVA
 - STRUCTURAL: RJC ENGINEERS
 - LANDSCAPE ARCHITECT: JANET ROSENBERG & STUDIO
 - ARBORIST: KUNTZ FORESTRY CONSULTING LTD
 - SURVEYOR: JD BARNES LTD
 - BUILDING CODE: MGA
 - HERITAGE RETENTION: FACET GROUP
 - WASTE MANAGEMENT: GHD CORPORATE
 - LIGHTING: MULVEY & BANANI



PRIME CONSULTANT

IBI GROUP
 55 St. Clair Avenue West, 7th Floor,
 Toronto, ON M4V 2Y7, Canada
 Tel: 416 596 1030 fax: 416 596 0644
 ibigroup.com

PROJECT
 234-250 KING STREET EAST
 TORONTO, ON

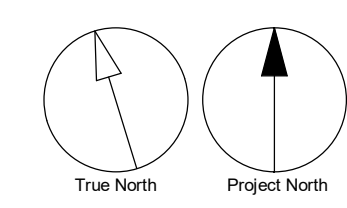
PROJECT NO:
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DRAWN BY: JV **CHECKED BY:** SS

SCALE: 1:100 **APPROVED BY:** MK

SHEET TITLE
 MECHANICAL FLOOR

SHEET NUMBER A212 **ISSUE** 4



SCALE CHECK
 1/10